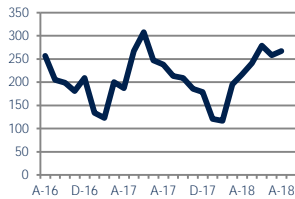
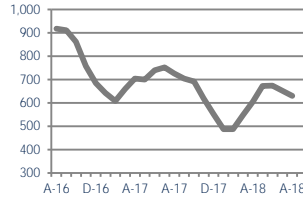


Units Sold 267



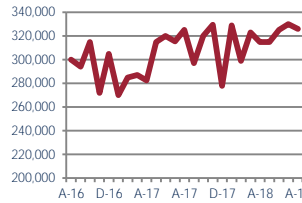
Up 12%
Vs. Year Ago

Active Inventory 631



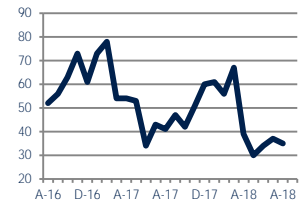
Down -13%
Vs. Year Ago

Median Sale Price \$326,000



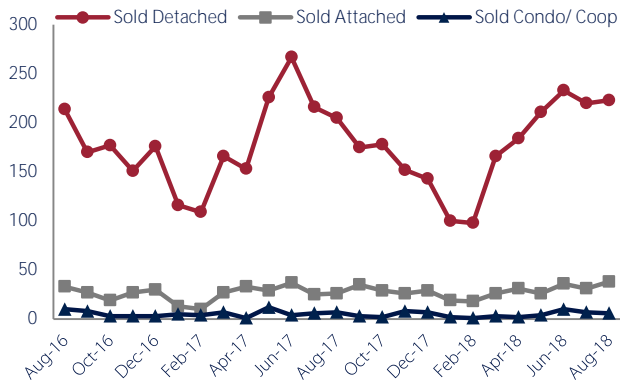
No Change
Vs. Year Ago

Days On Market 35



Down -15%
Vs. Year Ago

Units Sold*



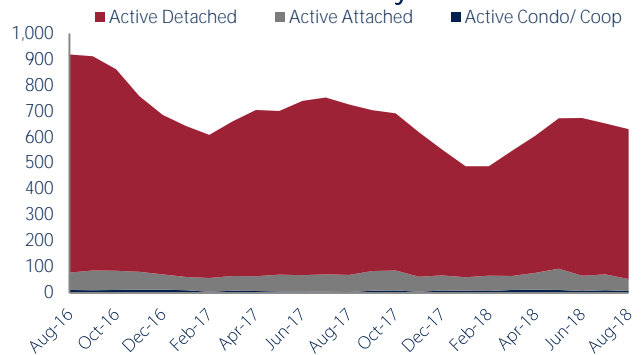
Units Sold

There was an increase in total units sold in August, with 267 sold this month in Carroll County versus 258 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 12% versus August 2017.

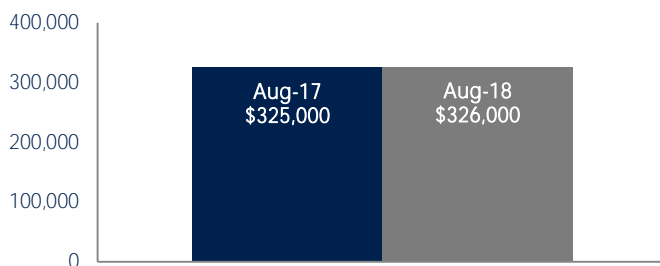
Active Inventory

Versus last year, the total number of homes available this month is lower by 95 units or 13%. The total number of active inventory this August was 631 compared to 726 in August 2017. This month's total of 631 is lower than the previous month's total supply of available inventory of 653, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Carroll County Homes was \$325,000. This August, the median sale price was \$326,000, which is similar compared to a year ago. The current median sold price is 1% higher than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



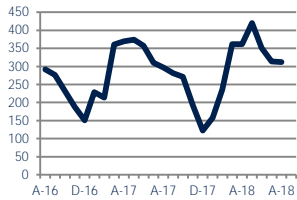
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





New Listings

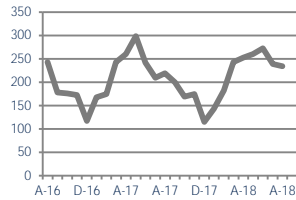
312



Up 5%
Vs. Year Ago

Current Contracts

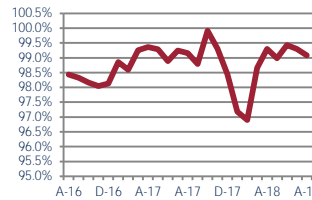
234



Up 7%
Vs. Year Ago

Sold Vs. List Price

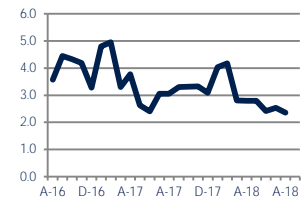
99.1%



No Change
Vs. Year Ago

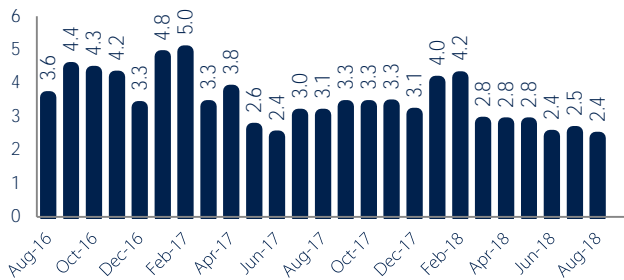
Months of Supply

2.4



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

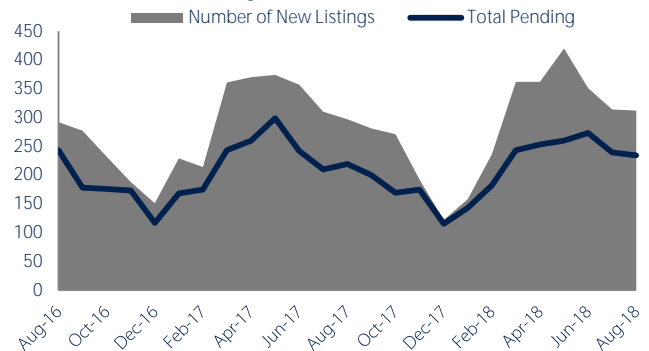
In August, there was 2.4 months of supply available in Carroll County, compared to 3.1 in August 2017. That is a decrease of 23% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

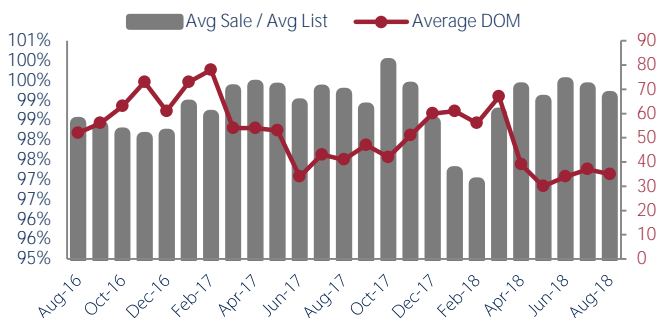
New Listings & Current Contracts

This month there were 312 homes newly listed for sale in Carroll County compared to 297 in August 2017, an increase of 5%. There were 234 current contracts pending sale this August compared to 219 a year ago. The number of current contracts is 7% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Carroll County was 99.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 41, a decrease of 15%.



*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.
Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.

